

LAND BANKING INFORMATION REPORT

DATE: 2/27/2008

LEASE NO.(S)	N/A	COUNTY:	Yellowstone
SALE NUMBER/S AND LEGAL	Sale No.: 466 Legal: Lot 45, Block 34 of Sec. 20 Twn. 1N Rng. 26E Ac.: 0.33 Continental Divide (14,497 sq. ft.) Subdivision		
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office <input type="checkbox"/> Southwestern Land Office <input type="checkbox"/> Central Land Office <input type="checkbox"/> Northeastern Land Office <input checked="" type="checkbox"/> Southern Land Office <input type="checkbox"/> Eastern Land Office		
Current Classification:	<input type="checkbox"/> Ag <input type="checkbox"/> Grazing <input type="checkbox"/> Timber <input checked="" type="checkbox"/> Other: Residential Lot		
Nominated by:	<input checked="" type="checkbox"/> Department <input type="checkbox"/> Lessee		
Isolated	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reason and describe: Lot has access from Kootenai Avenue		
Parcel surrounded by other public land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:		
Parcel/s income and productivity.	Produces less than average rate of income: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High market value: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No low return of asset: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<input type="checkbox"/> Reduces classified grazing lands by a minor amount.		
Extent of infrastructure.	<input checked="" type="checkbox"/> Roads <input checked="" type="checkbox"/> Water Availability of Utilities: <input checked="" type="checkbox"/> Power <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer		
Potential for appreciation or depreciation in the value of the parcel.	<input checked="" type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: There is potential for further appreciation, however the parcel does not presently generate any revenue to the Trust.		
Potential for development or value-added activities that complement local and statewide economic development.	Lot is located inside the Billings city limits and could be developed with a single-family dwelling, as allowed by the present zoning. However, an overhead electric power line makes development on the lot challenging.		

Recommendation to sell or retain parcel. ☒ **SELL** ☐ **RETAIN** Reasons for Recommendation: This lot was platted by the State in 1985. It does not generate any revenue and costs the State money each year in fees charged by the City of Billings. There are two adjacent owners that are interested in purchasing the lot. In addition, any other interested party that could bid at the auction since it has legal access and the ability to hook into city water and sanitary sewer services.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

/S/ Jeff Bollman

27 February 2008

Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINISTRATOR:

Name/Title

Date

Final Decision: ☐ **SELL** ☐ **RETAIN**

Reason for Final Decision: